



Tract 1 Sold for: \$156,000

Tract 2 Sold For: \$301,000

Tract 3 Sold For: \$120,000

C.R.P.



# AUCTION

FOR: VICTOR A. PECHANEC TRUST #1

FRIDAY, AUGUST 11, 2017

## 360 ACRES MORE OR LESS

RUSH CO., KS

**AUCTION LOCATION:** LaCrosse Livestock Market Inc. 2340 Highway 183,  
LaCrosse, KS 67548

**TIME: 9:00 a.m.**

### Land Location

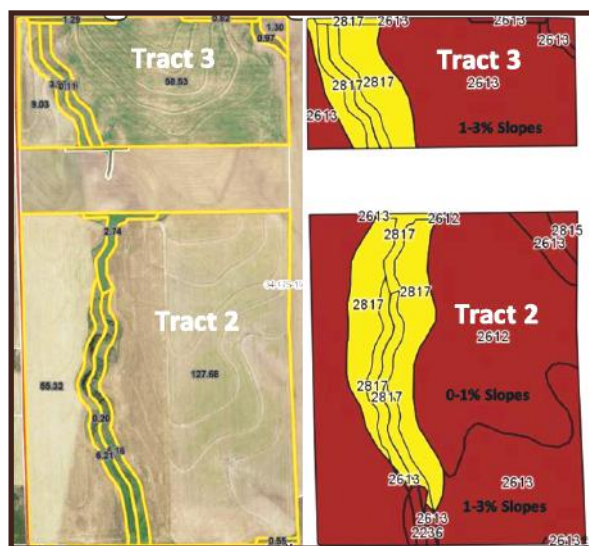
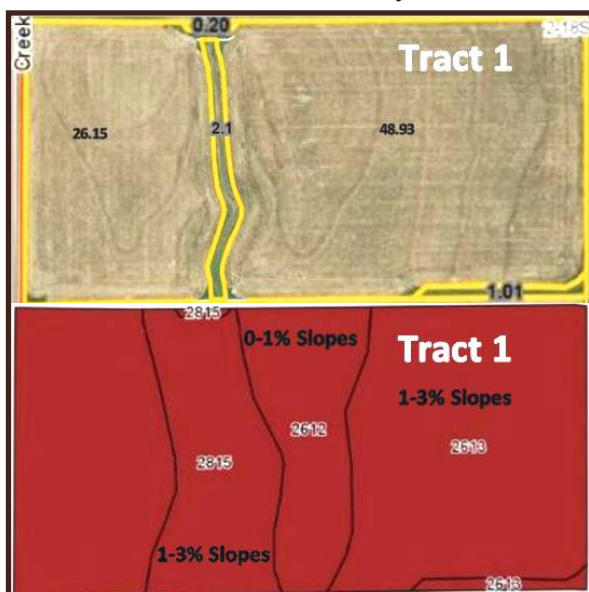
From the intersection of Hwy 183 & Hwy 4 in LaCrosse, go 5 Miles West then 1 ½ Miles South to the Northwest Corner of Tract 1.  
From the intersection of Hwy 183 & Hwy 4 in LaCrosse, go 5 Miles West, 1 Mile South on CR 200 then, ½ Mile West on Ave M. to the Southeast Corner of Tract 2.  
From the intersection of Hwy 183 & Hwy 4 in LaCrosse, go 5 ½ Miles West to the Northeast Corner of Tract 3.

### Tract I - Legal Description

North Half of the Southwest Quarter (N/2 of SW/4) of Section Two (2) Township Eighteen (18), South, Range Nineteen (19) West of the 6th P.M. Rush Co., Ks.

### F.S.A. Information

75.08 Acres Cultivation (planted to corn)  
2.1 Acres C.R.P. @ \$49.60/acre contracted  
07-01-07 through 09-30-17  
1.21 Acres Waterway



### Tract II - Legal Description

South Half of the South Half of the Northwest Quarter (S/2 of S/2 of NW/4) &, Southwest Quarter (SW/4) all in Section Thirty-Four (34), Township Seventeen (17), South, Range Nineteen (19) West of the 6th P.M. Rush County, Kansas.

### F.S.A. Information

183 Acres Cultivation (approx. 93 Acres planted to corn)  
12.40 Acres C.R.P. @ \$48.08/acre contracted  
10-01-03 through 09-30-2018  
3.49 Acres Waste grass/Trees

### Tract III - Legal Description

North Half of the Northwest Quarter (N/2 of NW/4) in Section Thirty-Four (34), Township Seventeen (17), South, Range Nineteen (19) West of the 6th P.M. Rush County, Kansas.

### F.S.A. Information

68.97 Acres Cultivation (wheat stubble)  
6.20 Acres C.R.P. @ \$47/acre contracted  
10-01-03 through 09-30-18  
1 Acre C.R.P. @ \$60/acre contracted 10-01-13  
through 09-30-2023  
2.11 Acres Waterway

### General Information

This property has had excellent care for many years. The soil types are very productive and will continue to be in the future. The access is good with K-4 highway frontage, and good maintained county gravel roads on most of these tracts. These tracts are also located within 5 miles of three competitive elevators. The current tenant, Bruce Mathews, is highly recommended.

### Taxes

On Tract 1, Seller to pay 2016, with purchaser to pay 2017 & subsequent taxes. On Tracts 2 & 3 Seller to pay 1st half of 2017 based on 2016 taxes. Purchaser to pay 2nd half of 2017

& subsequent taxes. 2016 Taxes were: Tract I: \$690.94, Tract II: \$1,747.36, Tract III: \$675.44.

### Minerals

All seller's interest to be conveyed to purchaser, to seller's knowledge all minerals are intact.

### Terms

10% down day of sale, balance to be paid upon title approval and delivery of deed, said closing to be on or before September 11, 2017 or as soon as title requirements, if any, can be corrected. Seller(s) to furnish warranty deed and title insurance showing merchantable title in Seller.

### Possession

Immediate on the wheat stubble acres, with purchaser to reimburse the tenant for chemical & application on the burn down. The balance of the acreage is planted to corn and the tenants farming practice is to follow the corn crop with no till wheat. Purchaser will receive landowners 1/3 share of the 2017 corn crop as well as a 1/3 share of the 2018 wheat crop, both to be harvested and delivered to the nearest elevator in landowner's name. Landowner will be responsible for their 1/3 share of the federal crop insurance on both crops, as well as their 1/3 share of the cost of the fertilizer and fungicide on the, to be planted, wheat acres.

### Government Programs & Bases

Purchaser to stay in compliance with all US Government Programs the property is presently enrolled in.

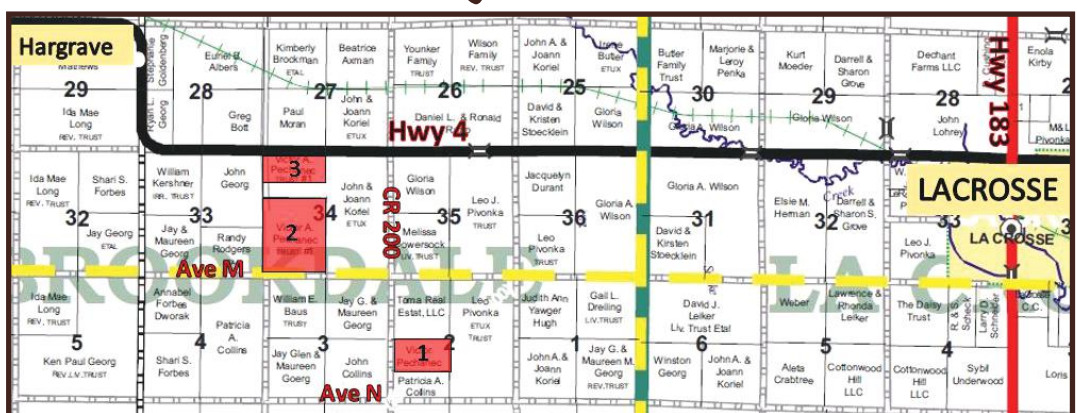
Tracts 1-3 are all in the PLC program with the yields being Wheat- 44bu, Corn- 102bu, & Grain Sorghum-62bu.

**Tract 1 Bases:** Wheat- 27.43 acres,  
Corn- 4 acres, Grain Sorghum-25.5 acres

**Tract 2 Bases:** Wheat- 66.97 acres,  
Corn- 9.75 acres, Grain Sorghum- 62.23 acres

**Tract 3 Bases:** Wheat- 25.55 acres,  
Corn- 3.72 acres, Grain Sorghum- 23.75 acres.

Live internet bidding available. Call for details.



**Agency Disclosure:** Farmland Auction & Realty Co., Inc. is the agent of the seller. If the purchaser desires representation, legal counsel is advised.



# Farmland Auction & Realty Co., Inc.

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